

December 2009

Click on the desired [View Agenda](#) or [View Speakers List](#) for detailed information.
(*The Speakers List is available at 3:30pm on the day of the meeting.)

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27	28	29	30 NO PC MEETING	31  NEW YEAR'S EVE		

**Planning Commission Meetings are held in the Board Auditorium of the Government Center at
12000 Government Center Parkway, Fairfax VA 22035.
All Planning Commission meetings begin at 8:15 p.m., unless otherwise noted.**

Posted: 9/23/09
Revised: 11/20/09

FAIRFAX COUNTY PLANNING COMMISSION
MEETING AGENDA
Wednesday December 2, 2009

KEY
P/H – Public Hearing
D/O – Decision Only

Below is a list of the items scheduled for public hearing and/or decision by the Planning Commission on this date. For more information on an application, including location and description, refer back to this page approximately two weeks prior to the date of the meeting or contact the Department of Planning and Zoning staff at 703-324-1290.

ITEMS SCHEDULED FOR DECISION ONLY

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
2232-V09-10 (Mount Vernon)	T-Mobile Northeast LLC (8426 Old Mount Vernon Road, George Washington RECenter) (For 125 ft. tree pole, with 9 panel antennae & 3 cabinets)	D. Jillson	(P/H 11/18/09)

ITEMS SCHEDULED FOR PUBLIC HEARING

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
RZ 2009-DR-016/ FDP 2009-DR-016 (Dranesville)	Madison Building Assoc. LLC & Second Madison Building Assoc. LLC E. side Beverly Rd, W. side Old Chain Bridge Rd. Approx. 100' S. of its intersection w/ Fleetwood Rd. (for mixed use development)	B. Cho	
SE 2009-DR-014 (Dranesville)	Sherwood Development Group, LLC 8100 Old Dominion Dr., Suite E (quick service food store)	K. G-Sobers	
SE 2008-HM-010 (Hunter Mill)	George B & Carolyn L.E. Sagatov (10120 Wendover Drive) (waiver of minimum Lot requirements)	K. Sobers	(from 11/18/09)

ITEMS ADMINISTRATIVELY MOVED TO OTHER DATES

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>Schedule Notes</u>
SEA 81-L-057-02 (Lee)	McDonald's Corporation 7608/7614 Richmond Highway (To demolish existing site and permit new fast food restaurant w/drive through)	B. Cho	P/H to 1/28/10 (from 10/1/09)
PCA 85-L-101-05/ PCA 84-L-020-24 (Lee)	Kingstowne Residential Owners Corp. (n. side Summer Ridge Rd w. of intersection w/ Chewell Lane)(to permit transfer of ownership from Stormwater Mgmt. Facilities to DPWES)	S. Williams	P/H to 12/10/09 (from 10/15/09)
RZ/PRC 2009-HM-014/ PCA 89-C-025-05 & DPA 89-C-025-04 (Hunter Mill)	Reston Hospital Center N.E. Quadrant of intersection of Fairfax County Parkway & New Dominion Parkway (for mixed use development to permit deletion of land area)	S. Lin	P/H to 1/7/10 (from 11/18/09)
RZ 2009-PR-005 (Providence)	Anthony Casolaro Residential (N. side Elm Place between Sandburg St & Arden St)	K. Sobers	TO BE DECIDED (from 10/29/09)

FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
WEDNESDAY, DECEMBER 2, 2009

7:30 p.m. The Transportation Committee will meet in the Board of Supervisors Conference Room of the Fairfax County Government Center to discuss the Wiehle Avenue project.

8:15 p.m. The Planning Commission Secretary will set the order for the following agenda items.

ITEMS SCHEDULED FOR DECISION ONLY

2232-V09-10 – T-MOBILE NORTHEAST LLC – To construct a telecommunications facility at George Washington RECenter, 8426 Old Mount Vernon Road, Alexandria, VA. The proposed facility will include a 125-ft. tall monopole that will resemble a tree, and antennas and fenced equipment compound. Tax Map 101-4 ((1)) 47A. Area IV. Copies of the application, with a description of the facility, may be obtained from the Department of Planning and Zoning, Herrity Building, Suite 730, 12055 Government Center Parkway, Fairfax, VA. **MOUNT VERNON DISTRICT. DECISION ONLY TO 12/2/09**

ITEM SCHEDULED FOR ADMINISTRATIVE HEARING

SPA 83-P-057-05 – CHURCH OF ALL NATIONS – Administrative hearing on Special Permit Application pending before the Board of Zoning Appeals for property located on Amanda Place on Tax Map 49-1 ((1)) 35A, 37, 38, and 38A. **PROVIDENCE DISTRICT.**

ITEMS SCHEDULED FOR PUBLIC HEARING

RZ 2009-DR-016/FDP 2009-DR-016 – MADISON BUILDING ASSOCIATES LLC & SECOND MADISON BUILDING ASSOCIATES LLC – Appls. to rezone from C-6, CRD, HC, and SC to PDC, CRD, HC, and SC to permit mixed-use development with an overall Floor Area Ratio (FAR) of 1.22 and approval of the conceptual and final development plans. Located on the E. side of Beverly Road, W. side of Old Chain Bridge Road approx. 100 ft. S. of its intersection with Fleetwood Road on approx. 2.66 ac. of land. Comp. Plan Rec: Retail with an option for office and personal storage uses up to 1.25 FAR. Tax Map 30-2 ((4)) (D) 11B and 47A. **DRANESVILLE DISTRICT.**

SE 2009-DR-014 – SHERWOOD DEVELOPMENT GROUP LLC – Appl. under Sect. 4-504 of the Zoning Ordinance to permit a quick service food store. Located at 8100 Old Dominion Dr., Ste. E. on approx. 1.14 ac. of land zoned C-5. Tax Map 20-4 ((1)) 27A. **DRANESVILLE DISTRICT.**

RZ 2009-HM-014 – RESTON HOSPITAL CENTER LLC – Appl. to rezone from I-5 and C-3 to PRC to permit mixed-use development (including office and medical care facilities) with an overall Floor Area Ratio (FAR) of .70. Located in the N.E. quadrant of the intersection of the Fairfax County Pkwy. and New Dominion Pkwy. and on the W. side of Town Center Pkwy. on approx. 31.65 ac. of land. Comp. Plan Rec: Public Facilities, Government and Institutional, and Residential Planned Community. (Concurrent with PRC 2009-HM-014, PCA 89-C-025-05, and DPA 89-C-025-04.) **HUNTER MILL DISTRICT. P/H TO 1/7/10**

PRC 2009-HM-014 – RESTON HOSPITAL CENTER LLC – Appl. to approve the PRC plan associated with RZ 2009-HM-014 to permit mixed-use development (including office and medical

FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
Thursday, December 2, 2009

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care facilities). Located in the N.E. quadrant of the intersection of the Fairfax County Pkwy. and New Dominion Pkwy. and on the W. side of Town Center Pkwy. on approx. 31.65 ac. of land zoned PRC. Comp. Plan Rec: Public Facilities, Government and Institutional and Residential Planned Community. (Concurrent with RZ 2009-HM-014, PCA 89-C-025-05, and DPA 89-C-025-04.) **HUNTER MILL DISTRICT. P/H TO 1/7/10**

PCA 89-C-025-05 – RESTON HOSPITAL CENTER LLC – Appl. to amend the proffers for RZ 89-C-025 previously approved for mixed-use development to permit the deletion of land area and associated modifications to site design. Located in the N.E. quadrant of the intersection of Fairfax County Pkwy. and New Dominion Pkwy. on approx. 9.33 ac. of land zoned PRC. Comp. Plan Rec: Public Facilities, Government and Institutional, and Residential Planned Community. (Concurrent with RZ 2009-HM-014, PRC 2009-HM-014, and DPA 89-C-025-04.) **HUNTER MILL DISTRICT. P/H TO 1/7/10**

DPA 89-C-025-04 – RESTON HOSPITAL CENTER LLC – Appl. to permit the 4th amendment of the Development Plan for RZ 89-C-025 to permit mixed-use development (including office and medical care facility) with an overall Floor Area Ratio (FAR) of .70 and associated modifications to site design. Located in the N.E. quadrant of the intersection of Fairfax County Pkwy. and New Dominion Pkwy. on approx. 9.33 ac. of land zoned PRC. Comp. Plan Rec: Public Facilities, Government and Institutional, and Residential Planned Community. (Concurrent with RZ 2009-HM-014, PRC 2009-HM-014, and PCA 89-C-025-05.) **HUNTER MILL DISTRICT. P/H TO 1/7/10**

SE 2008-HM-010 – GEORGE B. & CAROLYN L.E. SAGATOV – Appl. under Sect. 9-610 of the Zoning Ordinance to permit waiver of the minimum lot width requirements. Located at 10120 Wendover Dr. on approx. 4.54 ac. of land zoned R-E. Tax Map 27-4 ((1)) 14C1. **HUNTER MILL DISTRICT.**

RZ 2009-PR-005 – ANTHONY CASOLARO – Appl. to rezone from R-1 to R-2 to permit residential development at a density of 1.5 dwelling units per acre (du/ac). Located on the N. side of Elm Pl. between Sandburg St. and Arden St. on approx. 1.33 ac. of land. Comp. Plan Rec: 3-4du/ac. Tax Map 39-4 ((1)) 116. **PROVIDENCE DISTRICT. TO BE DEFERRED TBD**

FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
THURSDAY, DECEMBER 3, 2009

7:00 p.m. The Tysons Corner Committee will meet in Conference Rooms 4/5 of the Fairfax County Government Center to discuss:

- Plan Amendment document (need for alternatives)
- Scope of alternatives/advertising
- Other items not completed in previous meetings (still to be determined)

NOTE: THE PLANNING COMMISSION WILL NOT HOLD PUBLIC HEARINGS ON THURSDAY, DECEMBER 3, 2009

Posted: 9/23/09
Revised: 11/23/09

FAIRFAX COUNTY PLANNING COMMISSION

MEETING AGENDA

Wednesday, December 9, 2009

KEY
P/H – Public Hearing
D/O – Decision Only

Below is a list of the items scheduled for public hearing and/or decision by the Planning Commission on this date. For more information on an application, including location and description, refer back to this page approximately two weeks prior to the date of the meeting or contact the Department of Planning and Zoning staff at 703-324-1290.

ITEMS SCHEDULED FOR DECISION ONLY

None at this time.

ITEMS SCHEDULED FOR PUBLIC HEARING

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
S09-CW-3CP (Lee)	Out of Turn Plan Amendment with APR 08-IV-5FS, 7FS, 9FS (Springfield Connectivity Study)	M. Van Dam	

ITEMS ADMINISTRATIVELY MOVED TO OTHER DATES

None at this time.

FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
WEDNESDAY, DECEMBER 9, 2009

8:15 p.m. The Planning Commission Secretary will set the order for the following agenda items.

ITEMS SCHEDULED FOR PUBLIC HEARING

S09-CW-3CP – COMPREHENSIVE PLAN AMENDMENT – SPRINGFIELD COMMUNITY BUSINESS CENTER (CBC) – To consider proposed revisions to the Franconia-Springfield Area of the Comprehensive Plan, which includes the Springfield Community Business Center and the Franconia-Springfield Transit Station Area. The revisions primarily focus on new area-wide guidance pertaining to urban design, streetscape, and place-making concepts. The land use and intensity recommendations for Land Units A and D2 within the CBC are proposed to allow for redevelopment as an urban village and commuter parking facility respectively. The amendment also would reorganize the structure of the Plan text for the Franconia-Springfield Area and remove the Engineer Proving Ground recommendations from the area guidance. Amendment to transportation recommendations may also be considered. Copies of the proposed amendment and staff report may be obtained online at <http://www.fairfaxcounty.gov/dpz/comprehensiveplan/planamendments.htm> or from the Department of Planning & Zoning, 7th floor, Herrity Building, 12055 Government Center Parkway, Fairfax, VA. **LEE DISTRICT**.

BRAC APR #08-IV-5FS: N. of Old Keene Mill Road, E. of Amherst Ave., S. of Commerce St. AP: Mixed use up to 1.1 FAR. NP: Mixed use up to 3.0 FAR with an option of 4.0 FAR, on 26.52 ac. Decision Only. **LEE DISTRICT**.

BRAC APR #08-IV-7FS: S. of Old Keene Mill Road, W. of Amherst Ave., E. of Spring Road. AP: Retail and office uses up to .50 FAR with conditions (part). Res. use at 2-3 DU/AC (part). NP: Predominately office, mixed use up to 2.0 FAR, on 16.05 ac. Decision Only. **LEE DISTRICT**.

BRAC APR #08-IV-9FS: N. of Commerce St., E. of Backlick Road, W. of Brandon Ave. AP: Mixed use up to 1.1 FAR with majority of land use concentration in core area of Land Unit A, south of Commerce St. NP: Land Unit A to remain with 1.1 FAR overall; core area to be expanded N of Commerce St. and allow res. mixed-use 1.6 FAR to 2.0 FAR (70% res. use; 20% retail use; 10% office use) in this expanded area, on 14.24 ac. Decision Only. **LEE DISTRICT**.

Posted: 9/23/09
Revised: 11/20/09

FAIRFAX COUNTY PLANNING COMMISSION
MEETING AGENDA
Thursday, December 10, 2009

KEY
P/H – Public Hearing
D/O – Decision Only

Below is a list of the items scheduled for public hearing and/or decision by the Planning Commission on this date. For more information on an application, including location and description, refer back to this page approximately two weeks prior to the date of the meeting or contact the Department of Planning and Zoning staff at 703-324-1290.

ITEMS SCHEDULED FOR DECISION ONLY

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
SEA 85-D-033-02 (Dranesville)	Metro Washington Airports Auth. w/ The VA Dept. of Transportation (7305 M Idylwood Rd) <i>(to permit electrically powered Regional rail transit facility (rail yard/accessory uses) & site modifications)</i>	S. Williams	(P/H on 11/19/09))

ITEMS SCHEDULED FOR PUBLIC HEARING

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
SE 2009-SP-019 (Springfield)	New Cingular Wireless PCS & AT&T Mobility, Northern VA Electric Coop and Smartpole, Inc. (4904 Mattie Moore Court)	C. DeManche	
SE 2009-MA-015 (Mason)	Ana L. Cornejo 4954 Sunset Lane and 4921 Backlick Rd.)	S. Zottl	

ITEMS ADMINISTRATIVELY MOVED TO OTHER DATES

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>Schedule Notes</u>
SE 2009-BR-020/ 2232-B08-7 (Braddock)	T-Mobile Northeast LLC & Commonwealth Swim Club (9800 Commonwealth Blvd..)	T. Strunk	P/H to 2/10/10
PCA 85-L-101-05/ PCA 84-L-020-24 (Lee)	Kingstowne Residential Owners Corp. (n. side Summer Ridge Rd w. of intersection w/ Chewell Lane)(to permit transfer of ownership from Stormwater Mgmt. Facilities to DPWES)	S. Williams	P/H to 2/3/10 (from 12/209)
SEA 85-L-022-03 (Lee)	Public Broadcasting Service 6455 Stephenson Way <i>(for microwave Facilities and satellite earth station to permit Building addition and modifications)</i>	C. DeManche	P/H to 1/21/10
SEA 2006-HM-017 (Hunter Mill)	Fiaza Hannifa Montessori Children's Center 2754 Centreville Road	W. O'Donnell	P/H to 1/7/10

FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
THURSDAY, DECEMBER 10, 2009

- 7:00 p.m.** The Tysons Corner Committee will meet in the Board of Supervisors Conference Room of the Fairfax County Government Center to continue discussions on implementation strategies.
- 8:15 p.m.** The Planning Commission Secretary will set the order for the following agenda items.

ITEM SCHEDULED FOR DECISION ONLY

SEA 85-D-033-02 – METROPOLITAN WASHINGTON AIRPORTS AUTHORITY IN COORDINATION WITH THE VIRGINIA DEPARTMENT OF RAIL & PUBLIC TRANSPORTATION ON BEHALF OF WASHINGTON METROPOLITAN AREA TRANSIT AUTHORITY (WMATA) – Appl. under Sects. 3-104 and 3-204 of the Zoning Ordinance to amend SE 85-D-033 previously approved for WMATA facilities to permit electrically powered regional rail transit facility (rail yard and accessory uses) and associated modifications to site design and development conditions. Located at 7305 M Idylwood Road on approx. 39.16 ac. of land zoned R-1, R-2, and HC. Tax Map 40-1 ((1)) 25B; 40-3 ((1)) 85, 86, 91A, and 93B. **DRANESVILLE DISTRICT.**

ITEMS SCHEDULED FOR PUBLIC HEARING

SE 2009-MA-015 – ANA L. CORNEJO – Appl. under Sect. 9-610 of the Zoning Ordinance to permit a waiver of the minimum lot width requirement. Located at 4921 Backlick Road and 4954 Sunset Lane on approx. 2.17 ac. of land zoned R-2. Tax Map 71-3 ((1)) 24A and 71-4 ((1)) 20. **MASON DISTRICT.**

SE 2009-SP-019 – NEW CINGULAR WIRELESS PCS, LLC D/B/A AT&T MOBILITY NORTHERN VA ELECTRIC COOPERATIVE AND SMARTPOLE, INC. – Appl. under Sect. 3-C04 of the Zoning Ordinance to permit a telecommunications facility. Located at 4904 Mattie Moore Ct. on approx. 1.38 ac. of land zoned R-C and WS. Tax Map 56-4 ((1)) 20A (Concurrent with 2232-S09-17.) **SPRINGFIELD DISTRICT.**

2232-S09-17 – NEW CINGULAR WIRELESS PCS, LLC D/B/A AT&T MOBILITY NORTHERN VA ELECTRIC COOPERATIVE AND SMARTPOLE, INC. – Appl. under Sects. 15.2-2204 and 15.2-2232 of the *Code of Virginia* to permit a telecommunications facility. Located at 4904 Mattie Moore Ct. on approx. 1.38 ac. of land zoned R-C and WS. Tax Map 56-4 ((1)) 20 A (Concurrent with SE 2009-SP-019.) **SPRINGFIELD DISTRICT.**